



ఆంధ్ర ప్రదేశ్ రాజ పత్రము

THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 513]

HYDERABAD, THURSDAY, SEPTEMBER 23, 2010.

NOTIFICATIONS BY GOVERNMENT

—X—

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

VARIATION ZONAL DEVELOPMENT PLAN OF THE VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AUTHORITY, VIJAYAWADA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE AND INDUSTRIAL USE TO COMMERCIAL USE IN PRASADAMPADU VILLAGE, VIJAYAWADA RURAL MANDAL, KRISHNA DISTRICT.

[G.O.Ms. No.396, Municipal Administration & Urban Development, 15th September, 2010.]

In exercise of the powers conferred by sub - section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Nidamanuru zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.447, Part-I, dated 26-08-2010 as required by sub-section (3) of the said section.

VARIATION

An extent of 2204.17 Sq.mts of the site is falling in R.S.No.58/8 of Prasadampadu Village, the boundaries of which are given in the schedule below and which was earmarked for Residential Use and Industrial Use in the Zonal Development Plan of Nidamanuru zone, sanctioned in G.O.Ms.No.244, M.A., dated 27-04-2000, is designated for Commercial use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No.17/2009/Nidamanuru/Vijayawada which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

- that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada.
- (h) that the applicant should obtain building permission from the Authority duly paying the required fee & charges and also handover the road affected portion free of cost to the local Authority before obtaining building permission from the Authority.

SCHEDULE

- NORTH** : Site falling in R.S.No.58/7 of Prasadampadu Village.
- SOUTH** : Existing 100'-0" wide N.H. - 5 road falling in R.S.No.59 of Prasadampadu Village.
- EAST** : Site falling in R.S.No.58/7 of Prasadampadu Village.
- WEST** : Existing 5.03 Mts wide road falling in R.S.No.58/5 of Prasadampadu Village.

VARIATION TO THE ZONAL DEVELOPMENT PLAN OF THE VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AUTHORITY, VIJAYAWADA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN OF GOLLAPUDI VILLAGE, VIJAYAWADA RURAL, KRISHNA DISTRICT.

[G.O.Ms. No.397, Municipal Administration & Urban Development, 15th September, 2010.]

In exercise of the powers conferred by sub - section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Gollapudi zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.449, Part-I, dated 26-08-2010 as required by sub-section (3) of the said section.

VARIATION

The site measuring in R.S.No.188/1P & 534/11 of Gollapudi Village, Vijayawada Rural Mandal to an extent of Ac. 1.98 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Gollapudi zone, which was sanctioned by the Government in G.O.Ms.No.677, M.A., dated 29-12-2006, is designated for Commercial use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No.03/2010/VJA City which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

- (a) that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada.
- (h) that the applicant should obtain building permission from the competent authority duly paying the required fee & charges.
- (i) that the applicant has to handover the road affected portion free of cost to local Authority by way of registered gift deed before obtaining building permission from the Authority.
- (j) that the applicant shall maintain additional front setback of 3 mtrs. in addition to required setbacks in case if there are no service roads.

SCHEDULE

- NORTH** : Site falling in R.S.No.183/Part of Gollapudi Village Vijayawada Rural Mandal.
- SOUTH** : Site falling in R.S.Nos.534/1 Part and 535/Part of Gollapudi Village Vijayawada Rural Mandal.
- EAST** : Site falling in R.S.Nos.188/1 Part and 534/1 Part of Gollapudi Village Vijayawada Rural Mandal.
- WEST** : Site falling in R.S.Nos.188/1 Part and 535/Part of Gollapudi Village Vijayawada Rural Mandal.

VARIATION TO THE MASTER PLAN OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, CHANGE OF LAND USE OF THE LAND FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE OF THE SITE IN RAMPALLY (V), KEESARA (M), RANGA REDDY DISTRICT.

[G.O.Ms. No.401, Municipal Administration & Urban Development , 20th September, 2010.]

In exercise of the powers conferred by sub - section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Master Plan 2020 for non-Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.254, Part-I, dated 03-06-2010 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No.100/2(P) of Rampally (V), Keesara (M), Ranga Reddy District to an extent of Ac.9-32 gts. which is presently earmarked for Conservation use zone in the notified Revised Master Plan 2020 for non-Municipal area is designated as Residential Use Zone, subject to the following conditions:

1. The applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertakin any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall obtain necessary layout approved by integrating the neighbouring layout roads.

SCHEDULE OF BOUNDARIES :

North : Sy.No.74/2 of Rampally (V).

South : Sy.No.100/1 of Rampally (V).

East : Sy.No.100/1 of Rampally (V).

West : Sy.Nos.76 & 100/1 of Rampally (V).

T. S. APPA RAO,
Principal Secretary to Government (UD).

—X—